

Applicant	City of Fort Lauderdale	
Request	Site Plan Level III / Conditional Use Approval	
Location	401 S.E. 21 Street	
Legal Description	ALL OF THE UNNUMBERED BLOCK LYING BETWEEN BLOCKS 62 AND 64, "CROSSANT PARK", PB. 4, P. 28	
Property Size	74,937 sq. ft. or 1.72 acres	
Zoning	P (Park)	
Existing Land Use	Park	
Future Land Use Designation	Medium-High Residential	
Comprehensive Plan Consistency	Consistent.	
Other Required Approvals	None	
Applicable ULDR Sections	47-8 Public Purpose Districts 47-25.2 Adequacy 47-25.3 Neighborhood Compatibility 47-24.3 Conditional Use permit requirements	
Setbacks/Yards	Required	Proposed
	Front (n)	154' 3"
	Rear (s)	26' 7"
	Side (e)	31' 9"
	Side (w)	65' 9"
Lot Density	N/A	N/A
Lot Size	N/A	74,937 sq. ft.
Lot Width	N/A	N/A
Building Height	60' Max	56' 8 1/2"
Structure Length	N/A	N/A
Floor Area	N/A	N/A
VUA Landscaping	N/A	N/A
Landscaping Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Parking	N/A	N/A
Notification Requirements	Sign Notice	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Name and Title	Initials
	Kevin Erwin, Planner I	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	
Authorized By		
Approved By		

Request:

The applicant, The City of Fort Lauderdale Engineering Division, is proposing to demolish an existing water storage tank and pump station and replace them with new facilities. These improvements are part of the Waterworks 2011 capital improvement plan. The subject site is zoned P (Park). Utilities are listed as a conditional use, in the table of permitted uses, for the Park zoning category. Therefore, the applicant is seeking conditional use and site plan approval.

Property/Project Description:

The City's Public Services Division is proposing to replace the existing water storage tank and pump station that are currently located in Poinciana Park at 401 S.E. 21 Street, in the South Regional Activity Center, as part of the City of Fort Lauderdale's Waterworks 2011 capital improvement plan. The existing tank and pump station have come to the end of their useful lifecycle. The new facilities are required in order to maintain adequate water pressure for the City's existing distribution network. The existing site is the best location for these improvements, as it will minimize overall costs for the project. The City's current financial difficulties make this consideration even more important.

The current storage tank is ninety seven feet (97') tall, has a diameter of fifty eight feet (58') and has a capacity of 2.1 million gallons. The proposed tank will be fifty six feet eight inches (56' 8") tall, will have a diameter of eighty two feet (82') and will have a capacity of 2.0 million gallons. The new tank will have an overall mass that is less than that of the existing tank. The new tank is also of a design that more aesthetically pleasing. In addition new landscaping is proposed, which is to help mitigate the visual impact of the proposed storage tank.

The existing pump station on the site is also being replaced with a new higher capacity pump station. The proposed pump station will be twenty three feet three inches (23'3") in height and contain two thousand five hundred and eighty five (2,585 s.f.) square feet of floor area. The applicant incorporated architectural design elements which enhance the appearance of the pump station and creates a less industrial image.

In addition to the above changes, a new five foot wide (5') sidewalk will be added to the perimeter of the park.

Parking and Traffic:

The proposed facility will be unmanned. There will be no significant traffic generated by this use. Utilities service and maintenance personnel will be the only visitors to the proposed facilities.

Adequacy and Neighborhood Compatibility:

The applicant has provided narratives on how this project complies with the requirements of Sec 47-25.2, Adequacy and staff concurs. The applicant has provided narratives on how this project complies with the requirements of Sec 47-25.3 Neighborhood Compatibility attached as **Exhibit 1**.

The subject site is surrounded on four sides by right-of-ways. The subject site does not directly abut residential property on any side.

The zoning pattern surrounding this site is as follows:

Direction	Zone
North	ROA & RMM-25
East	RMM-25
South	RMM-25
West	RO & RMM-25

The height of the storage tank has been reduced by more than forty feet (40'). The diameter of the tank will increase from fifty eight feet (58') to eighty two feet (82'), an increase of approximately twenty four feet (24'). This will significantly reduce the visual impact for surrounding properties. The pump station will include architectural features that will enhance its overall appearance.

Additional landscape material will also be installed, which will decrease the visual impact of the proposed improvements.

Comprehensive Plan Consistency:

Consistent with Goal 2 of the Sanitary Sewer Element of the City's Comprehensive Plan, to develop and maintain an adequate water supply, treatment and distribution system which meets the existing and projected needs of the service area in an efficient, economical and environmentally sensitive manner

Consistent with Policy 2.1.5 to have a minimum storage capacity of 19.0 million gallons per day

Prior Reviews:

This proposal was reviewed by the Development Review Committee on May 27, 2003, and all comments have been addressed.

The plans have also been presented to the Poinciana Park Civic Association.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for a conditional use permit, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for a conditional use, the Planning and Zoning Board shall deny the conditional use permit.

Staff Determination:

Staff has determined that this application meets the requirements for a conditional use permit.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant